



Woodlands South Homeowners Meeting Agenda

Wednesday, JULY 25, 2007 7:30pm @ Caribou Coffee

Present Board Members: Paul Fredrick, Steve Hamilton, Sandeep Khatiwala, Duane Redick Also: Cindy (lot50)

Absent Julie Gutzmann

The Board Reviewed the following Agenda Items:

HOA Assessment Status

- 1 Delinquent Homeowner. Action: Should pursue some form of legal action so that it is documented?

2007 Improvement Goals

- Pond water quality Improvement Plan Update – Woodlands North Uses Chemicals Circulation aeration system appears to be too expensive. Pursue Chemicals
- Mulch: **DONE! Cost was less than quoted** \$4925 vs \$7725 due to Pulte help with this issue (punchcard issue with Township).
- Pulte Landscape Signoff Issues - Ongoing
- Discussed the need for water source for “islands” ,, next year?

Newsletter / Directory

- Paul to coordinate / Champion Fall Newsletter
 - SEND HIM YOUR INPUT
 - Maintenance is not just mowing but also weeding, weed whacking and edging. This pertains to the boulevard strip as well.
 - Weeds / Grass height limit is 6” .
 - Look at past newsletter for other “reminders” or ideas.
- Review Bylaws and condense for inclusion in newsletter.

Covenants

- There are currently several home sites with by-law violations. e.g. fences, weeds, satellite dish diameter. Need to document. Then send letters.
- Pursue Combining with other Homeowners Associations - Woodlands North, Condos as a way to reduce cost. (We only have 78 households).

New Issues

- Homeowner Complaints and Concerns – Julie (lot 50) ; Kids Playing in Cul-de-sac island.

Next meeting: Wed Aug 29